

- An unchecked box indicates that this feature was not inspected, not applicable, not required or not found.  
 This feature was inspected, working properly or needs some action - **X** indicates feature was **NOT working** as intended, needs immediate attention **or** is highlighted for your information.

**STRATA** Many elements are maintained by Strata and may not have been fully accessible or inspected

## DRAINS / VENTS

Not fully visible as pipes are often inside wall cavities, under concrete or between floors

- Plastic (PVC - PB - CPVC)    Copper    Black Pipe    Steel/ Galvanized\*    Cast Iron (Bell and Spigot)  
 corroded    leaking    loose    insufficient support    "S" traps noted    Improper slope for drainage
- Plumbing Vents**  **Appear Functional**    Stacks through roof    Vents into attic    blocked on roof    too short thru roof (snow)  
 Gurgling drain may indicate Improper venting - recommend correction    Vent stack opens below roof line  
 Cheater valves (in-house vents allowed in many areas)    Vents damaged    Odour - back up - unsealed openings
- Floor Drain**    Utility area    Water tank overflow pan    Not visible    Flush to clean annually    Add covers
- Main Clean-out**  Stack / Floor    Exterior    None    Not visible    Replace plug    Add an accessible clean-out
- Lack of a floor drain** could mean extensive water damage if water heater or pipes fail (see Note 8)    Floor drains are not tested.

## SEWAGE EJECTOR PUMP



**Appears Functional**    Part of a Macerating Toilet

- Noisy    Inoperative    No water to test   **G.F.I Protected:**  Yes    No (see Note 3)   **Secured Electrical Plug:**  Yes    No  
**Pump discharges to:**  Floor drain    Drain stack located elsewhere in the basement    Exterior of house    unknown  
 Pump appears to be necessary    Ensure proper operation on a regular basis

## SUMP PUMP



**Appears Functional**    **No visible exit for water to leave lowest level or property**

- Noisy    Inoperative    No water to test   **G.F.I Protected:**  Yes    No (see Note 3)   **Secured Electrical Plug:**  Yes    No  
**Pump discharges to:**  floor drain    drain stack located elsewhere in the basement    exterior of house    unknown  
 Pump is **necessary or recommended**    Ensure proper operation on a regular basis    Pump located on **exterior** of house

A **sump pump** is used to discharge liquids only. A **sewage ejector pump** is used to discharge solid wastes, usually from toilets, **BUT** can also be used to discharge water like a sump pump.

## Drains - Water Service

- 1  **FLOOR DRAINS** should be filled with water and tested annually. Fill the "P" trap with water to prevent backflow of sewer odours.
- 2  The **SUMP PIT IS DRY** which prevents us from being able to verify the operation of the sump pump. As such, the sump pump's operation should be confirmed to insure proper drainage and to assist in maintaining dry basement conditions.
- 3  **ELECTRICAL POWER to sump and sewage ejector pumps** should be moisture-protected with a GCFI outlet.
- 4  **MECHANICAL PROTECTION - Sump or Ejector Pumps** If the power receptacle is in an area where it can be accidentally dislodged or unplugged, it should be moved to another location **OR** mechanically protected from accidental removal by children, adults or physical bumping.
- 5  **UNDERGROUND DRAINAGE TILE** (if any) **is old** and could be filled with debris or other restrictions. Watch for water in the basement and expect to repair or replace this drainage system at any time. This important system assists in moving water away from footings, basement floors or supporting members.
- 6  **UNPROFESSIONAL WORKMANSHIP** Examples of unprofessional workmanship were noted in the plumbing system - increasing the probability of hidden and other deficiencies and various types of system failures.
- 7  **UNDERGROUND PIPES AND PIPES INSIDE WALLS** cannot be evaluated for leaks, corrosion or proper sizing.
- 8  A **DRAIN WAS NOT VISIBLE** during the inspection. Water due to exterior leaks, failed water heaters or broken pipes could cause considerable damage. A mechanical pump should be considered to expel water in emergency situations.
- 9  A **SEWAGE OUTLET DRAIN WAS NOT VISIBLE ON THE BASEMENT FLOOR**. Adding a washroom or other utility requiring a floor drain will likely require the addition of a sewage ejector pump to lift solids or liquids to a suitable height to discharge sewage to a proper system.
- 10  **OLDER HOMES** (see report Page 21 for more details when purchasing an older home)

## Septic System

- 1  This property appears to be connected to a septic system which cannot be tested as part of this report. Only a septic professional can confirm proper operation of this system.
- 2  Whenever possible, I have inspected the property in the area of the **Septic Field**. There were no signs of failure or blockage and the grounds appear normal. I cannot physically inspect the tank and drain lines for size or condition. Changes in water volume use and maintenance after you purchase the property can sometimes have an impact on a septic tank that was once working properly. Many septic pumping professionals recommend the tank be pumped and inspected **EVERY 4 - 5 YEARS**. They will inspect tanks visually when they are pumped; as well as offering suggestions for proper use and maintenance.

## Wells

- 1  This property appears to be connected to a **PRIVATE or COMMUNITY** well or other water distribution system. Efficiency or operation of submersible or jet pumps cannot be determined.
- 2  **WATER QUALITY, FLOW RATE AND HEALTH CONCERNS** are beyond the scope of this inspection. If you desire water tests, volume tests, pressure tests or any other specialized evaluation, contact a qualified professional or tradesman.

To allow a proper evaluation of the water heating system, units must be **"turned on"** by the homeowner or an agent several hours before the inspection to allow for proper heating

General Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_